

4310 LAGRANGE STREET
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE & LEASE
21,463 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

TRUCK MAINTENANCE FACILITY



GENERAL INFORMATION

Sale Price:	\$2,000,000
Lease Rate:	\$5.00 per square foot NNN
Available Lease Space:	21,463 square feet
Total Building Size:	21,463 square feet
Number of Stories:	One
Year Constructed:	1973
Condition:	Good
Acreage:	5.03 acres
Land Dimensions:	Irregular
Closest Cross Street:	N. Detroit Avenue
County:	Lucas
Zoning:	IG – General Industrial & CR
Parking:	Ample
Curb Cuts:	Two
Street:	4 lane with center turn
Heavy Haul Route:	Yes



Building specs per Lucas County Auditor

For more information, please contact:

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www.signatureassociates.com

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BUILDING SPECIFICATIONS

Office Space:	2,583 sf
Shop Space:	18,880 sf
Exterior Walls:	Metal siding
Structural System:	Steel bar joist
Roof:	Standing metal seam
Floors/Coverings:	Concrete/epoxy/tile
Ceiling Height:	16' – 24'
Basement:	No
Heating:	Gas Forced Air in office, Gas units in shop & waste oil
Air Conditioning:	Window unit in office
Power:	800a/208v/3-phase
Security System:	Yes
Restrooms:	Four – one with shower
Overhead Doors:	2 – 14'x12', 16 – 14'x10'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes

Comments:

- Truck maintenance facility with fenced lot.
- On heavy haul route.
- 10,000-gallon diesel tank.
- Air lines and exhaust ducts.
- Bus duct.
- 2nd floor office space.
- Recent improvements: exterior paint and new concrete apron.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease signing or closing
Sign on Property:	Yes
Key Available:	Yes - Contact listing agent for apt.

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Taxes, insurance, lawn/snow, utilities, trash

2025 REAL ESTATE TAXES

TD:	18
Parcel:	11214
Assessor Number:	02910031
Total Annual Taxes:	\$19,298.51

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

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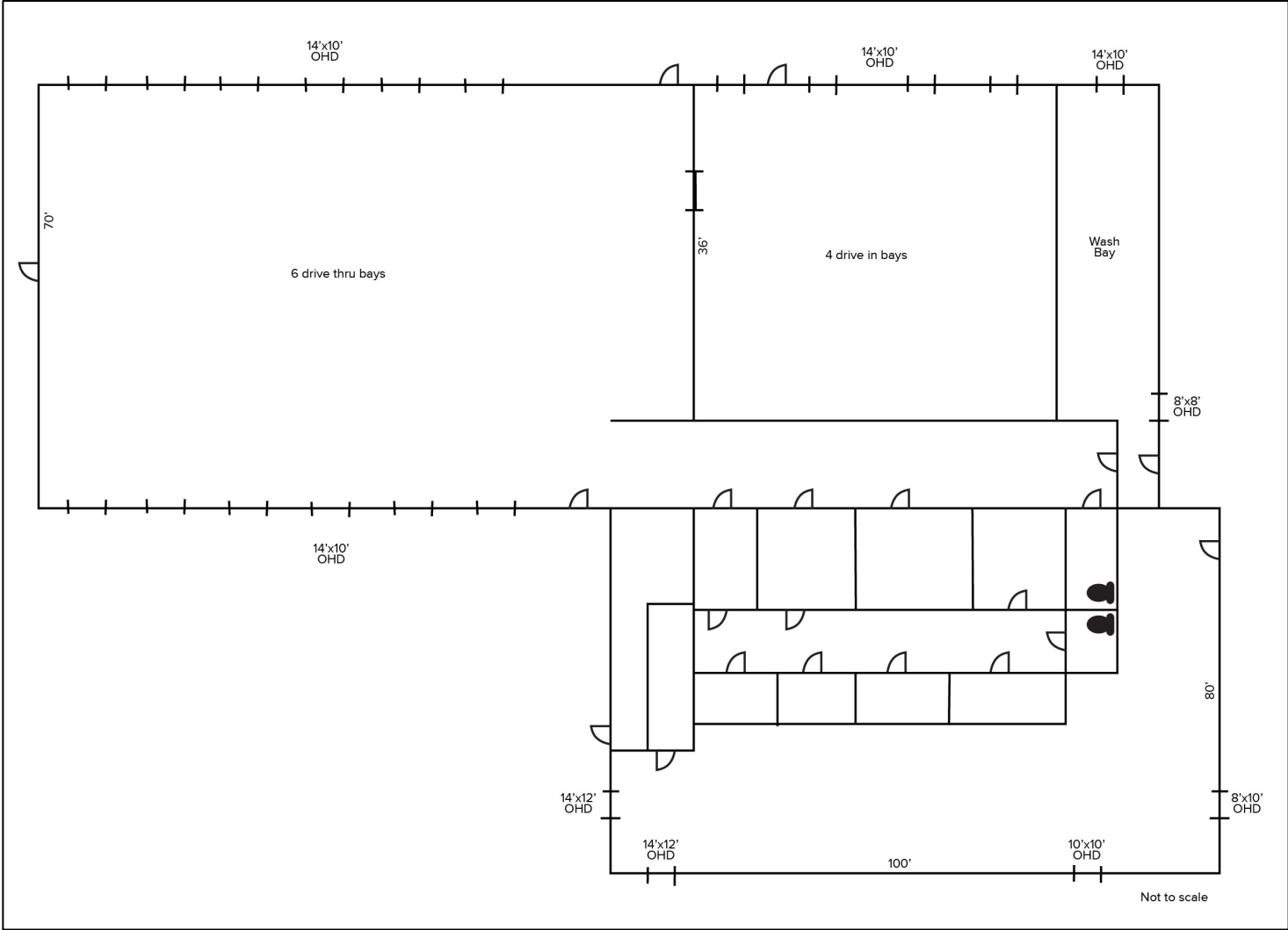
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